

**CLARK COUNTY
CITY OF VANCOUVER
CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT FOR FY 2002**

(July 1, 2002 to June 30, 2003)

DRAFT



CLARK COUNTY/CITY OF VANCOUVER CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR FY 2002

(July 1, 2002 to June 30, 2003)

I. INTRODUCTION

Purpose

The purpose of this Consolidated Annual Performance and Evaluation Report (CAPER) is to present to the general public and the U.S. Department of Housing and Urban Development how the Clark County/City of Vancouver Consortium attained the goals and objectives established in the 2000-2004 Clark County/City of Vancouver Consolidated Housing and Community Development Plan (HCDP). The Clark County/City of Vancouver Consortium 2002 CAPER also reports how the federal funds available for housing and community development were utilized during the 2002 program year.

Geographic Area Covered by the CAPER

The Clark County Department of Community Services, which administers the HOME and CDBG Programs, prepared the Consolidated Plan and the CAPER on behalf of the Clark County/City of Vancouver Consortium. This consortium is comprised of all of Clark County and includes the incorporated cities of Battle Ground, Camas, LaCenter, Ridgefield, Vancouver, Washougal, Woodland, town of Yacolt and the unincorporated area of Clark County. On July 1, 2003, The City of Vancouver left the Clark County/City of Vancouver CDBG consortium to become its own entitlement; however, the City will continue to participate in the Clark County HOME consortium.

Program Specific Information Available upon Request

This CAPER is designed to provide a meaningful overview of the Clark County/City of Vancouver's consortium's progress in addressing affordable housing needs, in improving the living environment of low-income residents, and in expanding economic opportunities. In addition to the narrative summaries in this report, more detailed information about specific projects is available upon request. Additionally, a copy of the 2000-2004 Community Development Plan is available. Please contact the Clark County Department of Community Services, 1610 C Street, P.O. Box 5000, Vancouver, WA 98666. The telephone number is (360) 397-2130. Any comments on this report should be directed to Peter Munroe, CDBG Program Manager at the above address.

II. GENERAL PROGRAM NARRATIVE

A. Assessment of Strategic Plan Goals and Objectives

For program year 2002, the consortium received \$2,693,000 in CDBG entitlement funds (\$1,158,000 were earmarked for Vancouver) and \$1,209,000 in HOME funds from HUD. These funds were used to address the following objectives and priorities contained in the 2000-2004 HCDP. Listed on the following page are the projects that were funded, linked to each objective.

AFFORDABLE HOUSING OBJECTIVES

Objective #1: Increase the supply of affordable housing to renter households earning 50% or less of the area median family income.

There are more than 9,700 renter households in Clark County earning less than \$20,000 annually and paying more than 30% of their income for housing according to the 2000 census.

During the 2002 Program Year, the Consortium addressed these issues through its support for the following activities/organizations:

Projects Under Construction (as of June 30, 2003):

- Cascadia Village Apartments (construction of 50-unit apartment complex) - Affordable Community Environments
- Construction of Public Infrastructure in Support of Cascadia Village Apartments – Clark County Public Works

Projects Underway (as of June 30, 2003):

- Kauffman Street Townhomes (Property Acquisition & Construction of nine permanent rental units) - YW Housing

New Projects (not yet under contract as of June 30, 2003)

- Esther Short Commons, property acquisition & construction for 160 one, two, and three-bedroom rental apartment units in Vancouver's downtown area. Six of the apartments are affordable to households at or below 50% of AMI, 133 are affordable to households at 60% or below AMI, and the balance are market rate. The development adds lasting affordable rental housing to complement ongoing downtown revitalization efforts that include the development of commercial space, retail space, a hotel/conference center, higher-end market rate rental housing and higher priced condominiums. Project is scheduled for construction beginning in July, 2003. - Vancouver Housing Authority
- Plum Meadows: construction of 162 studio, duplex, one, two, and three bedroom units for households at or below 60% of Area Median Income. The property is being developed to provide affordable housing near jobs and to provide additional students and community support for a neighborhood elementary school -- Vancouver Housing Authority.
- CHDO Operating Funds - Affordable Community Environments

The Consortium also pursued the following initiatives in support of Objective #1:

- Clark County Department of Community Services and the City of Vancouver Department of Housing and Community Services continued to provide information and technical assistance to non-profit housing developers for the creation of rental housing units. The organizations facilitated workshops on financing, grant writing, and other aspects of affordable housing.

- Clark County Department of Community Services continued to assist agencies in obtaining additional technical support such as CHDO development and proposal development.
- Clark County supported applications from private and non-profit housing developers proposing to create rental housing using the Washington State Housing Tax Credit program.
- Clark County continued to work with members of the Continuum of Care Planning group to develop a network of landlords who were willing to accept high-risk residents. Therefore, increasing the number of low-income rental units available.
- Clark County continued to work with HUD to purchase homes under the Dollar Home program.
- Clark County is in the midst of planning to use the Deed Recording Fee revenue to leverage more funding with the goal of building more affordable rental housing.

Objective #2: Promote homeownership for low- and moderate-income (LMI) households earning less than 80% of the area median family income through an integrated approach that involves increasing housing supply, increasing financial options for both housing providers and purchasers, increasing individual capacity to purchase, and allowing for increased density.

A critical element of the Consortium's housing program is the promotion of homeownership for households earning less than 80% of the area median family income. According to the Consolidated Plan, moderate-income households earning 80% of area median income could afford a home costing no more than approximately \$104,800 if they were able to pay the down payment and closing costs. According to the June 2003 Market Action report, the median sale price for a home in Clark County was \$172,000. Homes in the price range needed for people who are lower income that are in an adequate and safe physical condition are increasingly difficult to find in Clark County. Many households in this income range have difficulty saving enough money for the down payment and closing costs. They are also financially vulnerable and could have difficulty making monthly payments if a crisis, such as temporary loss of employment, were to occur.

During the 2002 Program Year, The Consortium addressed these issues through its support for the following projects:

- First Home Loan Program - Columbia Non-Profit Housing
- CHDO Funding - Columbia Non-Profit Housing
- Three Habitat Homes - Habitat for Humanity purchased two lots that they will use for the development of two new single family homes for Low-Income Housing.

The Consortium also pursued the following initiatives during the 2002 program year:

- The City of Vancouver and Clark County continued to support the Community Housing Resource Center, which assists potential homebuyers in Clark County, including low- and moderate-income households.

Objective #3: Create additional housing options and increased opportunities for self-sufficiency for low-income elderly persons, persons with disabilities or special needs, and public housing residents.

The housing affordability gap in Clark County is particularly acute for persons who are on fixed incomes, such as disabled or elderly persons, or who rely solely on assistance programs. The need for housing for persons with special needs cannot be overstated. Indeed, this is borne out by the following statistics cited in the 2000-2004 Consolidated Plan:

- In 2000, the US Census Bureau report that 9.5% of the County population, or 34,272 people were over age 65. The Washington State Long Term Care Commission estimates that over the next 20 years the number of people over 85 who need long term care will double.
- More than 41,350 people with a disability reside in Clark County. Of those over 6,000 range in age from 5 to 21. There are over 35,300 disabled adults with 14,000 of these people unemployed.
- A comprehensive continuum of housing is cited as the most compelling need of persons with HIV/AIDS.
- According to the Washington Division of Alcohol & Substance Abuse TARGET (MIS) system, in 2002, more than 7,000 people received county funded drug and alcohol treatment, with more than 50% of those experiencing either long term or short term homelessness.
- There are at least 1,500 homeless veterans in the Vancouver area.
- In the VHA's FY2003, 87 of the 175 families who left public housing for voluntary reasons increased their earned income and left housing assistance with escrow savings accounts averaging \$2,237. Although the VHA cannot verify how these escrow accounts were used after the residents left housing assistance, many residents have expressed home ownership as a goal.
- On a given night in Clark County, at least 361 chronically homeless persons are on the street or in shelter. Of these, 120 are in shelter or transitional housing or were recently assisted in obtaining permanent supportive housing. Another 241 persons are unsheltered.

During the 2002 Program Year, the Consortium addressed these issues through its support for the following projects:

Projects Completed (as of June 30, 2003)

- Olive Street Transitional Housing (two homes, 6 bedrooms each) - YW Housing
- Azalea Place – 12 units of housing with onsite mental health services provided by Mental Health Northwest – Columbia Non-Profit Housing.
- Centennial House housing for homeless, single women who have substance abuse and/or mental health issues (Land Purchase & Construction) - YW Housing
- Heron Hills housing for persons with developmental disabilities (two houses, 3 bedrooms each) - Inland Empire Residential Resources

New Projects (not yet under contract as of June 30, 2003):

- Walnut Grove Senior Housing - Columbia Non-Profit Housing is sponsoring the development of Walnut Grove, a HUD 202-funded 65-unit apartment building for low-income seniors in the Vancouver Mall area. The Vancouver Housing Authority will be contracted to lease and manage the building.
- Residential Care Home III for persons with developmental disabilities (two houses, 4 bedrooms each) - Inland Empire Residential Resources
- YW Housing CHDO Funds

The Consortium also pursued the following initiatives during the 2002 program year:

- Clark County Department of Community Services continued to assist the building of the capacity of local non-profits to enable them to develop, own, and manage housing units for affordable and supported housing.
- Clark County, the City of Vancouver and the Vancouver Housing Authority continued to advocate for increased state and federal funding for rental housing for persons with special needs, including persons with developmental disabilities, mental illness, physical disabilities, AIDS, and the elderly.
- Clark County Department of Community Services continued to work with the Southwest Washington consortium on HIV & AIDS to develop low-cost housing.
- Clark County Department of Community Services continued to work with the Council for the Homeless and service agencies to develop an application to HUD for permanent supported housing for people who are disabled with one or more of the following: substance abuse, mental illness, and/or HIV / AIDS.
- The Vancouver Housing Authority provided subsidized housing for about 1,800 elderly and disabled households through owned and/or managed subsidized housing and Housing Choice Voucher assistance. These households represent 58% of the VHA's subsidized housing residents. Of the VHA's elderly/disabled households, 80% are disabled, including those residents who are both elderly and disabled. The average total income of VHA elderly and disabled households is about \$850 per month. In addition, there are 1,153 disabled households on the VHA's waiting list for assistance. These households have average total incomes of only about \$710 per month.
- The Vancouver Housing Authority added a full time staff member in a grant funded Resident Service Coordinator position to provide additional support for elderly and disabled residents of VHA owned and/or managed subsidized housing. The purpose of this position is to link residents to supportive services or medical services provided by public agencies or private practitioners within the community. The Service Coordinator assesses service needs, determines eligibility for public services and works with other agencies involved with the resident. The goal of this position is to support residents in their desire to remain independent in their own home.
- The Vancouver Housing Authority continued to help public housing residents achieve their self-sufficiency goals through the agency's Moving to Work program, which requires that households with an adult member who is able to work set goals for self-sufficiency and work toward those goals.

- In 2003 the VHA did receive 100 preservation vouchers to replace expiring contracts in privately-owned units at Ft. Vancouver Apartments and Crown Plaza Apartments.
- The Vancouver Housing Authority also operated the countywide Section 8 programs for over 1,900 households

Objective #4: Preserve, whenever cost-effective, existing affordable housing units threatened with loss due to condition, location, expiring federal contracts, redevelopment and revitalization efforts or other situations.

The County Department of Assessment estimates that 7,659 single-family units are in a condition of needing rehabilitation and are in danger of being demolished rather than being repaired. In Program Year 2002, the Consortium worked to stem the loss of affordable housing through its support for the following projects:

- Homeowner Rehab Program - Clark County and City of Vancouver Homeowner Rehabilitation Loan Program
- Rental Rehab Program - Clark County and City of Vancouver Homeowner Rehabilitation Loan Program

The Consortium also pursued the following initiatives during the 2002 program year:

- Clark County continued to develop marketing strategies for the Clark County Homeowner Rehabilitation Loan Program, especially in areas targeted in the H&CD Plan as having a high percentage of at-risk housing units.
- Clark County continued to administer the Clark County Weatherization Program for rental and homeowner units. Approximately 284 low-income households should be served throughout Clark County if funding remains at its current levels. Funds from the U.S. Department of Energy were used.
- Vancouver Housing Authority maintained all existing public housing through its excellent operations, maintenance and replacement program.

HOMELESS CONTINUUM OF CARE OBJECTIVES

Objective #1: Provide and enhance services and facilities to serve the needs of homeless individuals, youth and families with an emphasis on implementing a continuum of care approach. This approach includes assessment and outreach, emergency shelter, transitional housing, permanent housing, and services to encourage self-sufficiency.

Through the Continuum of Care model, local homeless service providers have worked towards establishing a more coordinated approach to ensure that homeless individuals, youth and families receive the services (shelter, counseling & training) they need.

The Consortium pursued the following initiatives during the 2002 program year:

- Clark County allocated Federal Emergency Management Administration (FEMA) funds to the Salvation Army to provide emergency motel vouchers with the goal of maintaining or exceeding the number of households served through the voucher program in 2002 (898 persons served).
- The Consortium members continued to participate in the Clark County Council for the Homeless, which is responsible for the overall coordination of Continuum of Care funding in Clark County.
- The Council for the Homeless worked with providers and members of the Continuum of Care planning group to develop and apply for funding through the McKinney Program. In 2002, five grants were awarded for a total of \$564,447.
- Clark County allocated Emergency Shelter Assistance Program and Emergency Food and Shelter Program funds to the InterFaith Treasure House to provide mortgage and rental assistance to 146 families at risk of homelessness.
- The Council for the Homeless worked with local agencies to increase the presence and effectiveness of the local HMIS program (Servicepoint) which tracks services provided to people who are homeless.

Objective #2: Secure stable sources of operating funding for existing services and facilities.

Although funds can be obtained for building shelters or creating new programs for the homeless, the lack of consistent and stable operating funds is a serious and ongoing problem. Shrinking resources, greater competition for private donations and volunteers, and increasing demands for service combine to overwhelm the budgets of existing shelters and service providers. Many funding sources either limit or do not allow the use of funds for operation of existing services.

In efforts to address Objective #2, the Consortium pursued the following initiatives during the 2002 Program Year:

- Clark County Department of Community Services and the Council for the Homeless continued to explore sources of operating funds used by other shelters in Washington State to identify additional sources for Clark County.
- Clark County, the Vancouver Housing Authority, and others continued to advocate for increased funding for services and facilities for the homeless at the state level.
- Clark County continued to assume a coordinating role for submitting the application, and provide technical assistance to non-profits in preparing the applications.
- The Consortium, along with other participants of Council for the Homeless Continuum of Care group, leveraged Continuum of Care dollars by tapping into resources from the state, county, local and private foundations such as the Washington State HTF, SHP, ESGP, and Enterprise Foundation.
- Efforts to work with the state legislators to pass HB2060, bill that leverages a surcharge on real estate recordings to provide a local source of funding for low-income housing, were successful. The planning for the use of this funding has resulted in an allocation of approximately \$250,000 to be used for operating costs for shelters and low-income housing projects. The money is planned to be disbursed in the Fall of 2003.

Objective #3: Provide services to prevent persons at risk from becoming homeless.

Increasing numbers of individuals and families are threatened with homelessness due to economic hardship, domestic violence, alcohol and drug addictions, or mental illness. According to the 2000-2004 Consolidated Plan, more than 22,000 persons in Clark County are in households that earn less than 30% of area median income and are considered at risk of becoming homeless.

In Program Year 2002, the Consortium assisted the following projects:

- Operation Homestretch -- provides a Section 8 Rental assistance voucher and intensive case management services for 10 families who have recently been homeless and are at risk of becoming homeless again. Fourteen families were served in the program year
- Story Street Tenant Based Rental Assistance is administered by Share, this project provided tenant based rental assistance to approximately 120 families.

The Consortium also addressed these issues through the pursuit of the following initiatives:

- Clark County continued to administer and seek funds for the Low-Income Home Energy Assistance Program (LIHEAP), which provides emergency funds for low-income persons who have difficulty paying utility bills.
- Clark County explored ways to stabilize funding for emergency clothing, food, and financial assistance for low-income persons at risk of becoming homeless.
- The Salvation Army continued to provide one-time emergency assistance grants to persons threatened with homelessness due to eviction. Eight hundred and ninety-eight persons were served in 2002.
- The Council for the Homeless and Clark County Department of Community Services continued to participate in advocacy and planning activities of the Washington State Coalition for the Homeless.
- The Clark County/City of Vancouver HOME Consortium funded Vancouver Housing Authority's Operation Homestretch. This program constitutes tenant based rental assistance for ten families completing stays in Clark County emergency homeless shelters.
- The Clark County Department of Community Services Community Action Program provided 21 different programs with approximately \$3,700,000. Programs included community voice mail, day care, emergency shelter, rent/mortgage assistance and emergency housing for victims of domestic violence and runaway kids. These programs provided services to over 40,000 people.

Objective #4: Improve coordination between service providers to improve service delivery and to address gaps in the continuum of care.

In 2002, the Consortium supported efforts to increase coordination between service providers through the Council for the Homeless and the Coalition of Service Providers. However, greater

opportunities for coordination still exist, including the coordination of case management between programs, sharing of program data for funding applications, and consistency of policies and procedures between shelters to assure greater access to services.

- In 2002, Clark County continued to support these efforts through participation in monthly meetings with the homeless service providers. This group is composed of shelter managers, transitional housing staff and formerly homeless people. The committee makes recommendations on the expanded winter severe weather plan, coordinates motel voucher programs and organizes monthly training for staff and volunteers.

COMMUNITY DEVELOPMENT OBJECTIVES

Objective #1: Create suitable living environments by improving the safety and livability of neighborhoods and communities throughout the county.

The Consolidated Plan identified over \$350,000,000 in potential actions to create safe and livable neighborhoods in the Vancouver area and throughout the County. The majority of the activities fell into the following categories: streets and sidewalks, parks and recreation, and water and sewer projects. It is important to help bring the public facilities in the County's smaller cities and towns into compliance with federal and state regulations.

During the 2002 Program year, the Consortium and its members undertook a number of activities in pursuit of Objective #1. These activities are listed as follows:

Streets and Sidewalk Improvements – A critical element of community livability is the presence of streets with safe and functional pedestrian and storm drainage facilities. Over the past few years, Clark County's communities have made major efforts towards the modernization of local streets – particularly towards the improvement of street and sidewalk facilities in some of the older residential areas. In the past year, the Consortium provided assistance for the following pedestrian and street improvement projects:

Projects Completed (as of June 30, 2003):

- Esther Short Curb Ramp Improvements – City of Vancouver (2000)
- Hudson's Bay Sidewalk Extension – City of Vancouver (1999)
- Rosemere Ft. Vancouver/St. John's Blvd. Sidewalk Improvements (2000)
- Pedestrian Improvements – City of Battle Ground (2001)
- Carter Park Safety Improvements – City of Vancouver (2001)
- Oak Park Neighborhood Improvements – City of Camas (2001)
- Ash Street Improvements – City of Camas (2001)
- 3rd Street Improvements – City of La Center (2001)
- N. Hubbard Street Improvements – Town of Yacolt (2001)
- "H" Street Improvements – City of Washougal (2001)
- 8th Street Sidewalks – City of Ridgefield (2001)
- Division Street Sidewalks – City of Ridgefield (2001)
- N. Parkway Ave. Improvements – City of Battle Ground (2002)

- Bagley Downs 66th Avenue Improvements – City of Vancouver (2001)
- Esther Short Neighborhood ADA Improvements - City of Vancouver(2001)

Projects Under Construction (as of June 30, 2003):

- 6th Ave. Sidewalk Project – City of Camas (2000); substantially complete
- NE 18th Ave Improvements – City of Camas (2002)
- N. Cedar Avenue Improvements – Town of Yacolt (2002)
- Harney Heights & 18th Street Sidewalks - City of Vancouver (2000)
- Vancouver Heights ADA Curb Ramp Installation Project – City of Vancouver(2001)
- “I” Street Improvements – City of Washougal (2002)

New Projects (not yet under contract as of June 30, 2003):

- 5th Avenue Improvements – City of Ridgefield (2003)
- 20th & 24th Street Improvements – City of Washougal (2003)
- Dunham Avenue Improvements – City of Woodland (2003)
- Blackmore Avenue Sidewalks – Town of Yacolt (2003)

In accordance with the Clark County/City of Vancouver Separation Agreement, the following projects are to be transferred to the City of Vancouver. These projects are still in design:

- Rosemere – Grand Blvd. ADA Improvements – City of Vancouver (2002)
- Central Park – Grand Blvd. ADA Improvements – City of Vancouver (2002)
- 34th & Thompson Avenue Improvements – City of Vancouver (2002)
- Markle Street Improvements – City of Vancouver (2002)

Parks & Recreation Projects – In response to the tremendous growth experienced within Clark County, there has been pressure on communities to acquire, preserve, and improve parks and recreation facilities for community/neighborhood use. The consortium has made resources available for communities to acquire and develop new parks and to modernize older existing parks. Parks projects assisted in the 2002 program year include:

Projects Completed (as of June 30, 2003)

- Downtown Park Development – City of Washougal (1999)
- John Ball Park Improvements – City of Vancovuer (2000)
- Shumway Park Completion – City of Vancouver (2001)
- Town Park Improvements – Town of Yacolt (2001)

Projects Underway (as of June 30, 2003)

- Bagley Downs Park Acquisition – City of Vancouver (2001)
- River Park Purchase & Improvements – City of Washougal (2001); this project is substantially complete
- Hathaway Park Improvements – City of Washougal (2002)
- Benton Park Acquisition & Improvements – City of Camas (2002)

In accordance with the Clark County/City of Vancouver Separation Agreement, the following project is to be transferred to the City of Vancouver. This project is still in design:

- Leach Park Improvements – City of Vancouver (2002)

Water & Sewer Improvements – During the 2002 program year, the Consortium assisted two communities in meeting state and federal requirements for the treatment of municipal sewage. These projects are as follows:

Projects Completed (as of June 30, 2003)

- Bozarth Avenue Sewer Improvements – City of Woodland (2000)
- Wastewater Treatment Plant – City of Woodland (1999)

Objective #2: Demonstrate a commitment to long-term economic growth by promoting a diverse economic base and family wage jobs, and by providing opportunity for all citizens especially the unemployed and disadvantaged persons.

The Consortium and its members undertook a number of activities in pursuit of this objective during the 2002 Program Year. These activities are listed as follows:

Downtown Revitalization - The Consortium continued to assist communities with their efforts to promote economic vitality through the revitalization of their downtown commercial districts. In the past year, the Consortium and its members provided the following assistance:

- a) **Projects**. In the past year, the Consortium funded the following downtown revitalization projects:

Projects Completed (as of June 30, 2003)

- Ridgefield Downtown Plan – City of Ridgefield (2001)
- Downtown Façade Improvements (I) – City of Washougal (2000)

Projects Underway (as of June 30, 2003)

- Battle Ground East Main Street Plan – City of Battle Ground (2001)
- La Center Downtown Plan – City of La Center (2002)

New Projects (not yet under contract as of June 30, 2003)

- Downtown Façade Improvements (II) – City of Washougal (2003)
- Old Town Pedestrian/Streetscape Improvements – City of Battle Ground (2003)

- b) **Initiatives Pursued**: The County continued to support the efforts of Columbia River Economic Development Council (CREDC), Vancouver Downtown Association, and other organizations involved in bringing new businesses into the community. CREDC has developed strategies for the recruitment and retention of businesses in the Downtown area. CREDC staff

has conducted surveys and site visits of businesses targeting key businesses to identify growth, expansion, and availability of workforce.

Workforce Training - The County continues to support the efforts of local educational institutions to provide training relevant to the needs of employers in the community, and efforts to enhance their offerings so that the skill level of the local workforce is attractive to businesses considering locating in the Vancouver area. Workforce development efforts included the following:

- Clark College, located in the Central Park neighborhood adjacent to downtown Vancouver, continues to play a major role in fulfilling the vocational and continuing education needs for local industries. A number of local businesses participated in the workforce training programs during the 2002 Program Year.
- Washington State University (WSU) Salmon Creek campus provides undergraduate courses in all areas of discipline. It also offers vocational and workforce training programs to full-time and working adults.
- Partners in Careers worked with over 2,000 low-income Clark County job seekers last year. There were about 1,000 businesses that either hired or provided training to job-seekers in Clark County.

Objective #3: Develop a Neighborhood Revitalization Strategy in one or more qualifying areas to arrest the continuing decline of older neighborhoods and their livability.

During the 2002 Program Year, Clark County and the City of Vancouver continued to explore the development of a Neighborhood Revitalization Strategy for one or more qualifying areas in Vancouver and/or the county. The development of the NRS will involve the help of residents, businesses, financial institutions, non-profit and community groups.

Objective #4: Support public facility improvements for non-profit agencies with a priority on agencies that provide services to LMI people.

Of critical importance to the enhancement of community livability is the preservation of old, and the development of new social services centers. In the 2002 program year, the consortium assisted the following projects:

Projects Completed (as of June 30, 2003)

- Luepke Senior Center Expansion – City of Vancouver (2001)
- Community 2010 Plan for Family Support Centers – City of Vancouver (2000)

Projects Underway (as of June 30, 2003)

- Woodland Social Services Center Acquisition & Upgrade - Woodland Community Services Center (2002)

New Projects (not yet under contract as of June 30, 2003)

- Community Center Plan – City of Yacolt (2003)

B. AFFIRMATIVELY FURTHERING FAIR HOUSING

The Clark County/City of Vancouver Consortium jointly funded a follow-up study to address the impediments identified in the original May 1996 Analysis of Impediments to Fair Housing. Western Economic Services, a contracted consultant, completed the final report in November 1998.

Summary of Impediments

The following impediments to fair housing in both jurisdictions are:

1. Mortgage loan denial rates for both genders are increasing with the difference between males and females narrowing in the City of Vancouver and Clark County;
2. The loan denial rates for all races are becoming more familiar;
3. The geographic distribution of denial rates within Clark County still is predominantly an urban event, with the City of Vancouver having more high denial areas than the remainder of the County; and
4. Finally, the average income of applicants has not been increasing as fast as the average loan application amount, thereby possibly contributing to the rapid increase in denial rates.

Issues identified in the study to be considered:

1. Is there good cause for higher rates in the urbanized areas?
2. Will denial rates for whites and non-whites continue to trend closer together?
3. Will denial rates for males and females converge between Vancouver and the remainder of the County?
4. Do some financial institutions disproportionately contribute to denial rates by geographic area, gender, or race?
5. While housing prices are rising faster than income, is lack of income the primary reason for denial, and
6. Can the County and City's First Home Loan Program further stimulate interest, and loan approvals, for minority and female heads of households?

The following actions were taken:

1. The Consortium sees the First Home Loan Program as a catalyst to show that it is in the best interest of the local lender to provide first mortgage loans for minority and female heads of households. During 2002, the Consortium continued to encourage mortgage lenders to provide first mortgage loans and fund the program to provide second mortgage loans up to 20% of the purchase price of the home to low and moderate-income first-time homebuyers.
2. The City, County and VHA continued to fund the Housing Resource Center to provide information and education regarding homeownership, tenant-landlord responsibilities as well as provided Fair Housing brochures at public events and made them available at various sites throughout the community.
3. The County participated in educational activities related to fair housing, as well as in outreach activities and systemic testing of fair housing laws. Clark County also worked with neighboring counties to obtain a Fair Housing Initiatives Program grant for education and outreach activities. In FY 2002, the Consortium sponsored the Fair Housing Forum produced by the Fair Housing Council of Oregon. The Fair Housing

Council of Oregon held its Regional Fair Housing Forum on April 25, 2003. The forum covered many contemporary issues in fair housing including issues specific to immigrants and people with limited English proficiency, reasonable accommodation, designing and constructing accessible housing, homeownership for minorities, issues specific to families with children, and recent fair housing legislation . Participants in the forum included housing industry professionals, tenants, social service agencies, advocacy groups, and local governments. The event was promoted through extensive mailings and media coverage.

4. Review of the Home Mortgage Disclosure Act (HMDA) final report will help the City and County determine the areas that the jurisdictions need to target for financial lender involvement to address loan denial activity. The initial year the HMDA data is compiled will only provide a base line for comparison for future review. Data for the next three years will be needed to identify actual trends in lending practices. The Consortium will revisit this methodology for analysis in the future once the data is available to identify those trends.

C. Affordable Housing Narrative

The Clark County and City of Vancouver Consortium has addressed and worked to meet the four affordable housing objectives identified in the 2000-2004 HCDP by utilizing the Consortium allocated FY2002 CDBG and HOME funding dollars available for 7 projects as outlined below. The numbers shown are projected total units, (bedrooms for the group home projects.) Please note that the number of units is for the total project not limited to HOME and CDBG funding:

The Consortium committed the FY 2003 funds accordingly:

Priority Need Category	Number of units	2002 HOME	2002 CDBG
Renters			
At or below 80% of MFI	329	301	28
At or below 50% of MFI	64	64	0
Owners			
At or below 80% of MFI	17	7	10
Non-Homeless Special Needs	8	8	0
Total	418	380	38
Total Housing	418	380	38
Total 215 Housing	418	380	38

Details on these projects are provided in the “Affordable Housing Objectives” section of this report’s “General Program Narrative”.

Rental Housing

During FY 2002 there were three projects that were made ready for occupancy resulting in 105 one bedroom units and two 6 bedroom group homes, these units are not all HOME funding but are for people who are 60% of median income or less. This information is detailed below.

Priority Need Category	Persons Assisted	
	FY 2002	
Renters	New projects	Continuing
0-30% of MFI	7	104
31-50% of MFI	45	27
51-80% of MFI	0	0
Total	52	131
Non-Homeless Special Needs	8 (60*)	116
Total	68	116
Total Housing	120	247
Total 215 Housing	120	247

*Projected

Homeownership

- The Consortium continued to fund Columbia Non-Profit First Home Loan Program. The program provides low interest loans to 12 LMI first-time homebuyers. Of these 12 families, ten were between 51% and 80% of median income and two families were under 50% of median income.
- The Vancouver Housing Authority (VHA) will provide home ownership opportunities through the Lease Purchase Program to households currently receiving public housing assistance. The VHA assisted five families during this report year.

Homeowner Rehabilitation

The consortium funds a Homeowner Rehabilitation program; during FY 2002 this program provided funds for rehabilitation of 9 homes.

Summary of Clark County Housing Accomplishments

Priority Need Category	Persons Assisted
Renters	
0-30% of MFI	14
31-50% of MFI	10
51-80% of MFI	2
Total	26
Owners	
0-30% of MFI	5
31-50% of MFI	18
51-80% of MFI	7
Total	30
Non-Homeless Special Needs	
Total	30
Total Housing	30
Total 215 Housing	86

“Worst-Case Needs”

“Worst-case needs” are low-income renter households who pay more than half their income for rent, live in seriously substandard housing, or have been involuntarily displaced. The “worst-case needs” were addressed by the funding of several projects noted in the Affordable Housing section above. Projects include Azalea Place, a project for 12 people who are chronically mentally ill, started construction this summer, and Plum Meadows (VHA). All these projects addressed low-income renters and persons with disabilities.

D. Continuum of Care Narrative

In FY 2002 members of the Consortium continued to participate with the Council for the Homeless and service providers to enhance the community’s comprehensive Continuum of Care system to end homelessness in the county. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and coalition of more than 30 homeless service providers. FY 2002 demonstrated the continual success that Clark County has had in obtaining McKinney funding for programs for homeless people. Below is a chart listing these grants:

Project	Number served	Funding	Year
Orchard Glen Transitional Housing	15 families annually for 3 years	\$100,000	1999
Wise Moves Case Management	52 families annually for 3 years	\$277,095	1999
CHANGE	1 year HMIS	\$400,000	1999
Housing Unlimited	5 years	\$294,180	2000
Project Access	10 people annually for 2 years	\$122,535	2000
New Dreams	14 people annually for 2 years	\$292,899	2000
Story Street	20 people for 3 years	\$498,310	2001
Operation Homestretch	10 people annually for 2 years	\$69,240	2001
Change	1 year HMIS	\$25,000	2001
The Way Home	8 people annually for two years	\$179,912	2001
YW Housing	Construction of 10 units for permanent housing	\$354,035	2002
Share - Project Access	Renewal	\$61,267	2002
VHA _ Orchard Glen	Renewal	\$31,843	2002
YW Housing - Wise Moves	Renewal	\$92,365	2002
Council for the Homeless - Change	Renewal	\$24,937	2002

During FY 2003 the Continuum of care group applied for funding for the funding for one new construction project and three additional new projects and eight renewal projects, we should received notification in December 2003..

During the last year, Clark County's Continuum of Care participants actively worked to prevent and reduce homelessness through increased housing, policy changes, and supportive services. Specific accomplishments since May 2002 were:

1. **Expansion of outreach and housing opportunities for chronically homeless persons with co-occurring disorders.** Mental Health Northwest began the McKinney-funded *Way Home* project. A .5 FTE case manager provided permanent housing for eight persons at a time.
2. **Expansion of outreach to chronically homeless persons with mental illnesses or co-occurring disorders.** Mental Health Northwest's PATH workers engage homeless people on the streets and in shelters. In the first six months, they contacted 170 homeless individuals.
3. **Expansion of housing and case management for chronically homeless individuals and families.** Share received \$60,000 in HOME funding that will help place an additional 10 households (5 families and 5 individuals) in their McKinney-funded *Story Street* program.
4. **Expansion of vocational services through Columbia River Mental Health's *Hope Vocations Progress*,** a federally-funded Rehabilitation Services Administration (RSA) demonstration grant program. Four orientations per week at different shelters provide an entry point for vocational services, information on job leads, and community resources.
5. **Expansion of mental health services and referrals to homeless individuals on the street or in shelter.** *Hope Vocations Progress* has a .5 FTE therapist located at a shelter, who provides mental health and vocational services, as well as treatment and work referrals.
6. **Expansion of services to 50 chronically homeless persons with co-occurring disorders.** A day treatment program, developed by Columbia River Mental Health, blends mental health

and substance abuse treatment. Eight of the participants reduced their combined hospital visits from 306 to 8.

7. **Creation of new housing units affordable to persons below 50% of Area Median Income.** Clark County led collaborative community meetings that resulted in a successful plan to allocate \$750,000 per year in new funds for land acquisition, construction, or rehabilitation of affordable housing units. This funding, the result of a State-wide surcharge on document recording fees, will also **sustain emergency and transitional housing.**
8. **Expansion of the community-wide HMIS to include six new agencies.** Data is now collected from most area shelters. The Council for the Homeless received CDBG funds, through the City of Vancouver, to augment McKinney-Vento funds.
9. **Expansion of housing for families.** YW Housing opened two transitional houses that six formerly homeless families. One house serves mono-lingual Spanish-speaking families.
10. **Improved access to the Section 8 program.** The Vancouver Housing Authority (VHA) created a local preference for homeless individuals and families leaving HUD-defined transitional housing program
11. **Expansion of access to housing for homeless single women.** Share received \$100,000 in City of Vancouver CDBG funds. Funds will assist 100 women with up to 90 days rent at a group house or in individual apartments. The grant begins in August 2003.

Included in the Continuum of Care planning document are the following goals to address chronic homelessness:

1. Increase the supply of permanent housing that is affordable to people at 30% and below of Area Median Income, including subsidized and supported.
2. Improve access to housing for chronically homeless persons with poor housing histories, chemical addictions, or high intensity service needs
3. Ensure coordinated effective outreach to homeless persons having difficulty accessing services
4. Improve access to treatment for chronically homeless persons: mental health, chemical dependency, and medical/dental/vision.
5. in order to increase income – enhance access to employment, Mainstream resources and education/vocational opportunities.
6. Ensure that existing services are effective & responsive to the needs of chronically homeless individuals and changing community needs.
7. Plan for outcomes: Collect data that allows COCPG to identify the most effective strategy for reducing chronic homelessness
8. Increase participation in COC development by chronically homeless/formerly homeless persons and mainstream programs that serve them.

Included in the Continuum of Care planning document are the following goals to address general homelessness:

1. Prevent individuals, families, & youth from either becoming homeless or cycling in & out of homelessness
2. Increase the supply of permanent housing that is affordable to homeless households at 30% and below of Area Median Income, including subsidized and supported.
3. Ensure coordinated effective outreach to homeless persons having difficulty accessing services.

4. In order to increase income – enhance access to employment, Mainstream resources and education/vocational opportunities.
5. Improve access to existing housing for homeless and low income households, including families and individuals with poor housing histories, chemical addictions, or high intensity service needs
6. Improve access to treatment for homeless persons: mental health, chemical dependency, and medical/dental/vision.
7. Ensure that existing services are effective & responsive to the needs of homeless persons and changing community needs.
8. Plan for outcomes: Collect data that allows COCPG to identify the most effective strategy for each sub-group of the homeless population.
9. Increase participation in COC development by homeless/ formerly homeless persons, and representatives from business, neighborhoods, faith community, and mainstream resources.

E. Other Actions

Public Policies

The Clark County 2000-2004 HCD Plan serves as the guide for the policies of CDBG and HOME program.

Agencies requesting funds are asked to respond to general and program-specific policies in their application. The general policies incorporate federal, state, and local requirements. These policies include, among others:

- consistency with local codes and policies
- restrictions on change of use of property/buildings assisted with federal funds
- establishment of a legally binding public interest
- minimization of displacement and provision of relocation assistance
- adherence to federal wage rates
- compliance with federal audit requirements
- establishment of affordable rents
- any new construction must be within Urban Growth Boundaries

All projects requesting CDBG and HOME funds are evaluated to determine if they are (1) program eligible and priority based on program policies, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

Continuum of Care for the Homeless Plan

Clark County and 30 other service providers completed a Continuum of Care plan that identified the strengths and weaknesses of the current plan, presented a new approach to delivering services and proposed several transitional and supportive housing activities to strengthen the system design. During the winter and spring of 2002, the Council for the Homeless submitted seven applications to HUD.

Obstacles to Meeting Underserved Needs

The goal of the multi-family rehabilitation program is to bring low-income rental properties up to code. The homeowner rehabilitation program also provides assistance to handicapped and elderly

homeowners who live in homes that are not accessible or are in poor condition. The Consortium also assisted several new transitional housing projects, including YW Housing's Olive Street Transitional Housing which provides transitional housing for women with drug or alcohol problems or persons with mental illness.

Foster and Maintain Affordable Housing

The rehabilitation programs, both multi-family and homeowner, aided in the preservation of the housing stock for low-income persons. The weatherization program helps low-income families maintain their home by reducing their heating costs and provide a home safe from carbon monoxide. The County also supports affordable housing by providing funds each year for the rehabilitation of owner-occupied housing for people of low- and moderate-income. By providing low interest loans the HOME and CDBG programs were able to aid in the development of many housing projects creating additional rental units and preserving the housing stock in Clark County.

Institutional Structure

The Clark County Department of Community Services maintains overall responsibility for the coordination of CDBG and HOME programs. The department serves as the lead agency for the Clark County and City of Vancouver HOME Consortium and for the preparation of the Consolidated Plan submissions as well as the Annual Action Plan and CAPER. The Vancouver Housing Authority has overall responsibility for the coordination of housing policy in the county and for administration of a number of housing programs. The Council for the Homeless is responsible for policy and funding recommendations, system planning, community priority, and goal setting for the homeless services in the county.

Anti-Poverty Strategy

Clark County's anti-poverty strategies focused on the goal of increasing self-sufficiency of low-income individuals and families. In achieving this goal, the County:

- Continued to provide or act as a broker for the delivery of basic services through the Clark County Department of Community Services for emergency shelter, transitional case management, food, and low-income home energy assistance and weatherization programs.
- Supported the programs of the Council for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless.
- Supported the Vancouver Housing Authority's Moving to Work Program in increasing participants' household income and helping them achieve economic self-sufficiency.
- Supported the activities of the Economic Opportunity Committee of Clark County to provide job training and self-sufficiency skills to extremely low- and low-income persons.
- Continued to provide funding for services and activities that meet basic needs or promoted self-sufficiency through the Clark County/City of Vancouver Coordinated Human Services Fund and the Federal Community Services Block Grant.

During 2001, The Clark County Community Action Program also conducted a Community Survey in order to identify the problems and needs of low income residents of Clark County. The information gathered is to be utilized as one component of a community needs assessment. The

survey was carried out between December 2001 and April 2002. Three hundred clients completed the Community Survey. The top three problems noted by respondents were dental care, employment and health care.

Coordination

Clark County has improved coordination among public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

- Continued to work with other jurisdictions including the Vancouver Housing Authority within the County to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the county.
- Continued to participate in coordination efforts initiated by the Council for the Homeless for shelter and services for homeless individuals and families.
- Facilitated the working group of public and non-profit housing developers and providers. Its purpose is to provide progress reports on current projects; share information about funding sources; collaborate on projects; and problem-solve.
- Continued to work with the Vancouver Housing Authority and public housing residents to identify gaps in housing for low-income renters and special needs populations and to develop housing programs to meet these needs.

Reduction of Barriers to Affordable Housing

For the 2002 program year, the County made an effort to remove barriers to affordable housing. These barriers include land use regulations and policies that may impede the development of affordable housing, the lack of financing options for private and public housing developers, and the lack of financing programs that enable individual households to buy or rent adequate housing.

The County's efforts included:

- Developed or enhanced programs that financially assist low and moderate-income households in renting or buying affordable and adequate housing, with increased attention given to the issue of security deposits.
- Coordinated workshops for public and private housing developers to provide funding information and technical assistance for housing development projects.
- Sponsorship of countywide Affordable Housing Summit on June 6, 2002. The purpose of the summit was to create recommendations to support housing for Clark County households who are at 60% to 80% of median income, (approximately \$25,000 to \$35,000 a year) in both the rental and home-ownership markets and to foster relationships between members of the affordable housing community.

Public Housing Improvements

- The VHA continually strives to maintain, upgrade, and improve the physical condition of Clark County's public housing units. A full listing of these activities is included in the VHA's 2002 Annual Report. A brief summary of the activities funded with the Comprehensive Grant funds are:

- Modernization of 20 units including replacement of windows, concrete, fences and some roofs.
- Major renovation and mold remediation at one single family scattered site unit.
- Exterior seismic upgrades at Van Vista Plaza (100 units) replacement of a portion of the roof, and the start of interior upgrades.
- Flooring replacement in about 25 scattered sites units.
- The start of an ongoing project to replace the furnaces in 60 low rent public housing units.
- Re-roofing of 10 units at Stapleton Road.
- Replacement of 10,000 square feet of damaged concrete outside of public housing units.

Public Housing Resident Initiatives

The Vancouver Housing Authority pursued the following public housing initiatives over the course of FY 2002:

- The Vancouver Housing Authority's RISE & STARS Community Center occupies over 5,000 square feet of the VHA's former administrative office building at the Skyline Crest public housing development. The center includes a 2,100 s.f. licensed childcare center; youth recreation space; a computer lab; counseling offices; headquarters for the STARS Mentoring Program, the Clark County Resident Council and the Community Center Adult Program Sponsors; food distribution; a community activities room with kitchen facilities and an outdoor patio area. RISE & STARS provides educational opportunities and support for parents working toward self-sufficiency including computer classes, parenting groups, job search support, job skills workshops, and leadership opportunities. The RISE & STARS Youth Program helps young public housing residents do better in school and provides constructive recreational activities like sports, outdoor adventures, and cultural activities. RISE & STARS is operated by the Vancouver Housing Authority and is funded by the HUD Comprehensive Grant, HUD Resident Opportunities for Self Sufficiency (ROSS) grants, private grants, and contributions from the VHA and other community partners. Community center programs are available to all VHA public housing and Housing Choice Voucher residents
- Moving to Work is a national HUD pilot program customized by the Vancouver Housing Authority to help resident families with children increase their earned income and leave subsidized housing. Key components of the VHA's Moving to Work program include: help with goal setting, an understanding that housing assistance is designed to be temporary for families who have the ability to achieve self-sufficiency, and an escrow savings account that grows as families increase their earned income, allowing families to accumulate up to \$6,000 toward the down payment on a home or other long term goals.

Lead-Based Paint Hazard Reduction

To evaluate and reduce lead-based paint hazards during 2002, Clark County has:

- Coordinated with public and private efforts to reduce lead-based paint hazards in residential units.
- Participated in Portland-Vancouver Regional lead-based inter-agency efforts to obtain additional funds for testing, and reduction of lead-based paint.
- Integrated lead hazard evaluation and reduction activities into existing housing programs.
- Supported and promoted comprehensive public health programs aimed at education and testing.
- Clark County has worked with several companies in Washington and Oregon, which can evaluate, and reduce lead-based paint. The Clark County rehabilitation staff has received training in Safe Work Practices and Risk Assessment.

Compliance and Monitoring

During the 2002 program year, the CDBG/HOME staff monitored the City of Vancouver CDBG Program and the largest of the CDBG construction projects that were completed. The staff also conducted HQS inspections of HOME assisted units of which all passed inspection, and conducted the income and rent verification of HOME rental tenants.

F. Leveraging Resources

Clark County has taken action to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the housing strategies and programs. Clark County has established a network of representatives from the private lending community, financial experts, and private and non-profit housing developers and consultants who can provide technical expertise in packaging development proposals. Clark County has submitted letters of support and verification of consistency for project applications, which support the goals and objectives, found in the H&CD Plan.

The CDBG and HOME applications strongly encourage the leveraging of other funds. CDBG applicants receive additional rating points, the larger the match to the project.

The HOME program encourages leveraging additional funds by awarding additional rating points for match exceeding 25%. Many of the HOME projects include Washington State Housing Trust Funds.

Clark County leveraged \$11,049,288 in additional county, state, and private funds for its 2002 Community Development Block Grant program. This is an additional \$9.92 for each CDBG dollar spent in the county. The CDBG program was able to leverage other funds by assigning additional points to each project during the selection process for additional funds leveraged for the specific project. Many projects are able to leverage more than 50% of the project cost.

2002 CDBG Leverage Table

Source	Amount
State of WA	\$500,000
Local	\$434,663
In-Kind	\$599,780
Private	\$8,401,245
Total	\$11,049,288

The HOME program was able to leverage an additional \$51,757,208 during the last program year. This was an additional \$39.37 for each HOME dollar spent. This easily exceeded the HOME match requirement of 25% (see HOME Match Report).

2002 HOME Leverage Table

Source	Amount
State of WA	\$13,659,672
Private	\$11,522,537
Local Government	\$750,000
Federal non-HOME	25,824,999
Total	\$51,757,208

In addition, the Clark County Department of Community Services Community Action Agency receives annually an allocation of weatherization funds that are matched whenever possible with homeowner rehabilitation funds for specific rehabilitation projects. The weatherization program is funded with a combination of Federal (LIHEAP, DOE, BPA, CDBG, HOME) and State (EMM) dollars. The funding totaled approximately \$961,961 and was used to assist 284 families.

G. Citizen Comments

A draft of the 2002 CAPER was made available for public review during the 15-day public comment period beginning on September 1, 2003 in The Columbian. The report was also distributed to all public libraries in Clark County and available on the CDBG web site at: www.clark.wa.gov/commserv/cdbg.

H. Self-Evaluation

Clark County continued to show a steady growth in 2002 in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the county.

The Clark County rehabilitation program continues to rehabilitate increasing numbers of owner-occupied units and links the Weatherization program. Additional programs for the homeless have been developed, especially with the progress of new transitional housing. A close working relationship has been developed with the Vancouver Housing Authority, resulting in several joint projects for persons with special needs. A strong emphasis on homebuyer assistance programs continues to be very successful, as demonstrated by Columbia Nonprofit Housing's First Home Loan Program. Inland Empire Residential Resources continues to be a very active partner in the development of innovative housing for the developmentally disabled. It should also be noted that

the County now has three CHDO's; Columbia Nonprofit Housing, YW Housing, and Affordable Community Environments.

The CDBG and HOME entitlement funds have been disbursed in a timely manner. The county met the timeliness test on May 2, 2003 by being at 1.30 times the last entitlement amount. Sponsors of projects that are behind schedule have been notified that they must increase their efforts to complete the projects. The staff reviewed the HOME and CDBG programs with their respective advisory/funding boards and made minor changes to the application process to streamline the process.

DRAFT

III. COMMUNITY DEVELOPMENT BLOCK GRANT NARRATIVE

Clark County maintained its program year objectives throughout 2002. The objectives listed in the Consolidated Plan, and the strategies outlined in the 2002 Action Plan to meet those objectives continue to be implemented.

The overall objective for Community Development is to provide livability and economic opportunities within communities, as well as support for growth and development. In FY 2002, eleven (11) infrastructure and social services projects were awarded \$1,248,581 in CDBG funds within the County. Information about each project is provided on the Grantee Summary Report.

A. Relationship

During the last program year the Community Development Block Grant program expended 52% on projects addressing infrastructure needs, 41% on projects addressing housing needs, and 7% addressing other social services needs. The housing funds were allocated to projects with the highest county priority.

Projects meeting each of the listed Community Development Objectives:

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low,	Estimated Priority Units	PY 2000	PY 2001	PY 2002
PUBLIC FACILITY NEEDS					
Neighborhood Facilities	H	10	1	-	-
Parks and/or Recreation Facilities	H	20	2	7	-
Health Facilities	H	5	1	2	-
Parking Facilities	L	1	-	-	-
Solid Waste Disposal Improvements	L	1	-	-	-
Asbestos Removal	L	1	-	-	-
Non-Residential Historic Preservation	L	1	-	-	-
Other Public Facility Needs	L	1	-	-	-
INFRASTRUCTURE					
Water/Sewer Improvements	H	15	-	-	-
Street Improvements	H	30	1	2	1
Sidewalks	H	30	6	11	4
Sewer Improvements	H	15	1	-	-
Flood Drain Improvements	L	2	-	-	-
Other Infrastructure Needs	L	1	-	-	-
REHABILITATION/HOMEOWNERSHIP					
Housing Rehabilitation	H	3	2	3	3
Home Ownership	H	4	2	3	1
Increase Affordable Housing	H			1	-
Increase in Housing for Special Needs Populations	H			1	-

PUBLIC SERVICE NEEDS ^{1*}					
Handicapped Services	L	2	-	-	-
Transportation Services	L	1	-	-	-
Substance Abuse Services	H	450	-	-	-
Employment Training	L	100	-	-	-
Health Services	M	500	-	-	-
Other Public Service Needs	L	100	-	-	-
ANTI-CRIME PROGRAMS¹					
Crime Awareness	L	1	-	-	-
Other Anti-Crime Programs	L	1	-	-	-
YOUTH PROGRAMS¹					
Youth Centers	M	5	-	-	-
Child Care Centers	M	5	-	-	-
Youth Services	M	5	-	-	-
Child Care Services	L	2	-	-	-
Other Youth Programs	L	2	-	-	-
SENIOR PROGRAMS¹					-
Senior Centers	M	3	1	-	-
Senior Services	M	2	-	-	-
Other Senior Programs	L	1	-	-	-
ECONOMIC DEVELOPMENT					
Rehab; Publicly- or Privately - Owned Commercial/Industrial	M	8	1	-	1
C/I Infrastructure Development	M	6	-	-	-
Other Commercial/Industrial Improvements	L	1	-	-	-
Micro-Enterprise Assistance	L	1	-	-	-
ED Technical Assistance	L	1	-	-	-
Other Economic Development	L	1	-	-	-
PLANNING					-
Planning	L	5	2	2	1

¹ The Clark County Urban County Policy Board and the City of Vancouver do not fund activities eligible under the CDBG Public Services category.

B. Program Changes

The Clark County Community Development Block Grant and HOME program did not make any changes in the objectives of the program during the last program year. The rehabilitation program has made several minor changes to increase efficiency.

C. Completion of Consolidated Plan Actions

Clark County pursued all available funds for its Community Development Block Grant projects. The county provided all the certifications of consistency with the consolidated plan that were requested. The county did not hinder consolidated plan implementation by actions or willful inaction.

D. National Objectives

All non-administrative and planning CDBG funds expended during the program year benefited low and moderate-income persons and families.

E. Acquisition

- 1) Clark County has taken the following steps to minimize the amount of displacement resulting from CDBG/HOME assisted activities:
 - The First Home Loan Program only acquire vacant houses.
 - The rental rehabilitation does not rehabilitate units requiring temporary or permanent relocation, and
 - The Urban County Policy Board discourages projects that involve displacement/relocation through a grant application scoring system that deducts points from projects that anticipate displacement/relocation.

F. Low and Moderate Income Benefit

The Homeowner Rehabilitation Program, First Home Loan Program, were targeted to low and moderate-income families that were not presumed to be low and moderate income. These programs require that the participant's income be at or below 80% of the area median income. One hundred percent of participants were low and moderate income, documented through Federal Tax Returns, projecting the income for 12 months, and other means prescribed by HUD.

DRAFT

G. Program Income

FINANCIAL SUMMARY ATTACHMENT

a. Program Income		
1. Total program income to revolving funds		\$221,796.16
Single-unit housing rehabilitation revolving fund		\$221,796.16
Multi-unit housing rehabilitation revolving fund		\$0.00
2. Float-funded activities		\$0.00
3. Other loan repayments by category:		\$0.00
4. Income received from sale of property:		\$0.00
b. Prior Period Adjustments:		\$0.00
c. Loans and Other Receivables:		\$0.00
1. Float-funded activities outstanding as of end of the reporting period:		\$0.00
2. Total number of Loans Outstanding and principal balance owed as of end of reporting period:		\$0.00
Single-unit housing rehab. Revolving fund:		
Outstanding loans	133 loans	\$1,891,034.08
Principal balance		
3. Other outstanding CDBG loans:	10 projects	
1. Share House		\$21,666.66
2. Clark College Outdoor Space		13,951.44
3. CPU Amboy Water		66,666.69
4. Green Mountain School District		31,500.00
5. VHA Adams Street		9,300.02
6. Treasure House		66,666.69
7. Vantech		48,000.01
8. YWCA Vancouver		37,152.16
9. YWCA Vancouver		6,494.40
10. YW Housing		<u>36,000.00</u>
Principal Balance		\$337,398.07
Unexpended balance shown on GPR:		\$2,906,485.24
ADD: LOC Balance		2,906,485.24
Cash on hand		\$0.00
Grantee program account		\$0.00
Subrecipient program account		\$0.00
Revolving fund cash balances		\$0.00
Sec. 108 cash balances		\$0.00
Deduct: Grantee CDBG liabilities		
Total Reconciled Balance		\$2,906,485.24
Unreconciled Difference		\$0.00
Calculation of Balance of Unprogrammed Funds:		
Add: Funds available during report period		\$6,379,251.47
Program income expected but not yet realized		\$0.00
Subtotal		\$6,379,251.47
Deduct: Total budgeted amount		\$6,354,059.31
Unprogrammed Balance		\$25,192.16

Program Income from rehabilitation loans is used for rehabilitation of additional homes.

H. Rehabilitation

The table below shows the value of completed homeowner rehabilitation units during the program year. All the rehabilitation projects are loans at 3% interest. Households with incomes exceeding 50% of the area median income are required to make monthly payments. Households with incomes below 50% of the area median income receive deferred payment loans that are repaid upon change in ownership.

2002 Completed CDBG Homeowner Rehabilitation

Area	Units	Value of Work
County	4	\$102,236.13
Vancouver	5	\$30,401.01
Total	9	\$207,636.47
Total (with lead costs)	9	\$232,141.35

IV. HOME PROGRAM NARRATIVE

A. Distribution of HOME Funds

The table below shows that the largest category of HOME funds allocated was on rental housing with 67% followed by homeownership at 16% and CHDO Operating at 7%. Preservation/Rehabilitation was entirely funded with CDBG funds during the 2002 application round. Part of the rental house HOME funds were for housing for the elderly and the developmental disabled (26% of the total HOME funds spent). In addition, the rental based rental assistance and some of the CHDO set-aside went to transitional housing for people leveling emergency housing or institutions.

Distribution of HOME Funds for Housing Needs during Program Year

Housing Activity	Percentage Of Total
Rental Housing (includes housing for the developmentally disadvantaged, elderly, and transitional housing)	67%
Preservation/Rehabilitation (includes the homeowner rehabilitation program)	0%
CHDO Operating	7%
Tenant Based Rental Assistance (includes Operation Homestretch, which provides rental assistance to families leaving homeless shelters)	0%
Homeownership (includes the following Columbia Nonprofit Housing homeownership programs: First Home Loan Program and Lease to Own.	16%
Administration	10%
Total	100%

B. Match Report

HOME Match Report attached.

C. Minority Contractors

See the attached HUD Form-4107 Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Clark County follows an ongoing monitoring procedure of HOME assisted units. Annually, income and rent data of all HOME rental assisted units is collected and based on the amount of HOME assistance units are inspected for Housing Quality Standards (HQS) every two or three years.

D. On-Site HOME Rental Inspections

Clark County has an ongoing inspection schedule based on the number of rental units that are HOME assisted. During the last program year, the Clark County Housing Preservations staff inspected the following projects. All the units passed the Housing Quality Standards.

Development	Total Units	Results of Inspection
CRMH Elahan Place	24	No findings
VHA Orchard Glen	1	No findings
VHA C.A.R.E. House	1	No findings
VHA Triplex W. 39 th	3	No findings
VHA Central Park Place (SRO)	124	No findings
IERR/Homes for Community Living	1	No findings

E. Affirmative Marketing

1. An Assessment of Affirmative Marketing activities shows that the consortium has made progress in marketing housing assisted with HOME funds. The consortium requires that all HOME funded project agreements have language in them requiring owners to affirmatively market their units. Many units assisted with HOME funds house the mentally disabled, within this group the units are available to anyone.
2. The consortium requires the Equal Opportunity logo or slogan be used in all ads, brochures and written communications to potential owners and tenants by the Rehabilitation staff. Owners of rental property assisted with HOME funds are required to display the fair housing poster in rental offices or other appropriate locations.
3. The County continues to distribute its brochure, titled Housing Discrimination, targeted toward tenants and landlord/property managers. The brochure gives details of the federal fair housing laws and telephone numbers to call for help. Fair Housing brochures were provided to direct services agencies and other community organizations for distribution to the public.

F. Minority Outreach

1. An analysis of the minority outreach efforts during the last year demonstrates that the consortium used the same number of minority contractors on HOME assisted projects as the previous year. During the last fiscal year, there was one minority/ women contract.
2. The Consortium will continue to involve minorities in all aspects of projects assisted with HOME funds. Specifically, Housing Rehabilitation staff will continue to distribute flyers explaining the Rehabilitation and Weatherization program to local contractors. The Rehabilitation staff continues to work with the Property Owners Association and various minority groups to try to identify minority rental property owners. The County Weatherization staff works with the Rehabilitation staff in providing Weatherization clients with HOME and CDBG rehabilitation information for contacting other property owners. The Rehabilitation staff is using this information to increase its outreach efforts to minorities.
3. The Department of Community Services uses the directory of Certified Minority Women and Disadvantaged Business developed by the Washington State Office of Minority and Women's Business Enterprise for use in its mailing of RFPs and bid documents to potential contractors on projects funded with HOME funds. The Department of Community Services requires all advertisements for bids to be placed in a local minority owned newspaper. However, there is only one minority firm listed in the Washington State Directory of Certified Minority, Women and Disadvantaged Business Enterprises directory for remodeling/ rehabilitation in Clark County.
4. All HOME agreements have language requiring activities that encourage the participation of minority and woman-owned business.

Each Home Investment Partnership Program (HOME) participating jurisdiction is also required by HUD to prepare and submit a Consolidated Annual Performance and Evaluation Report. The County has prepared the report and notified the public of its availability by displaying an advertisement in the September 1, 2003 edition of The Columbian. A public hearing before the Clark County Board of County Commissioners was held September 16, 2003.

DRAFT